

**MINUTES  
LANCASTER COUNTY BOARD OF EQUALIZATION  
TUESDAY, FEBRUARY 15, 2000  
COUNTY COMMISSIONERS CHAMBERS  
FIRST FLOOR, COUNTY-CITY BUILDING  
1:30 P.M.**

Commissioners Present: Larry Hudkins, Vice Chair  
Linda Steinman  
Bob Workman

Commissioners Absent: Kathy Campbell, Chair  
Bernie Heier

Others Present: Norm Agena, County Assessor  
Kerry Eagan, Chief Administrative Officer  
Dave Johnson, Deputy County Attorney  
Bruce Medcalf, County Clerk  
Gwen Thorpe, Deputy County Attorney

- 1) **MINUTES: Approval of the minutes of the Board of Equalization meeting held on Tuesday, February 8, 2000. (A copy of these minutes is on file in the Office of the Lancaster County Clerk.)**

**MOTION:** Workman moved and Steinman seconded approval of the Board of Equalization minutes dated February 8, 2000. Hudkins, Workman and Steinman voted aye. Motion carried.

- 2) **ADDITIONS AND DEDUCTIONS:**

**Approval of 157 additions and deductions to the tax assessment rolls per Exhibit "A".**

**MOTION:** Workman moved and Steinman seconded approval. Steinman, Hudkins and Workman voted aye. Motion carried.

- 3) **DISAPPROVAL OF A MOTOR VEHICLE TAX EXEMPTION:**

**Sheridan Lutheran Church**

**MOTION:** Steinman moved and Workman seconded to disapprove the motor vehicle tax exemption for Sheridan Lutheran Church because it was not timely filed. Steinman, Workman and Hudkins voted aye. Motion carried.

4) **SETTING OF A PUBLIC HEARING FOR NOTICE OF VALUATION CHANGE:**

**Setting of a public hearing for Tuesday, February 29, 2000 at 2:30 p.m. in the County Commissioners Chambers, Room 112, on the first floor of the County-City Building for notice of valuation change for omitted or undervalued property for Gary and Irene Nedved.**

**MOTION:** Steinman moved and Workman seconded to set a public hearing for Tuesday, February 29, 2000 at 2:30 p.m. for notice of valuation change for omitted or undervalued property for Gary and Irene Nedved. Workman, Hudkins, Steinman voted aye. Motion carried.

5) **ADJOURNMENT:**

**MOTION:** Workman moved and Steinman seconded adjournment of the Board of Equalization meeting. Hudkins, Steinman and Workman voted aye. Motion carried.

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Bruce Medcalf  
County Clerk

**MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
TUESDAY, FEBRUARY 15, 2000  
COUNTY COMMISSIONERS CHAMBERS  
FIRST FLOOR, COUNTY-CITY BUILDING  
1:30 P.M.**

Commissioners Present: Larry Hudkins, Vice Chair  
Linda Steinman  
Bob Workman

Commissioners Absent: Kathy Campbell, Chair  
Bernie Heier

Others Present: Kerry Eagan, Chief Administrative Officer  
Dave Johnson, Deputy County Attorney  
Bruce Medcalf, County Clerk  
Gwen Thorpe, Deputy County Clerk

- 1) **MINUTES: Approval of the minutes of the Board of Commissioners meeting held on Tuesday, February 8, 2000. (A copy of these minutes is on file in the Office of the Lancaster County Clerk.)**

**MOTION:** Workman moved and Steinman seconded approval of the Board of Commissioners minutes dated February 8, 2000. Hudkins, Workman and Steinman voted aye. Motion carried.

- 2) **CLAIMS: Approval of all claims processed through Tuesday, February 15, 2000.**

**MOTION:** Workman moved and Steinman seconded approval. Steinman, Hudkins and Workman voted aye. Motion carried.

- 3) **SPECIAL PRESENTATIONS:**

- A. An exceptional circumstance award, in the amount of \$300, for Crystal Sato, an employee with Lancaster Manor. (M-00-11)**
- B. Presentation of the Commissioners Award of Excellence to Crystal Sato, an employee with Lancaster Manor, for the month of January.**

**MOTION:** Steinman moved and Workman seconded approval of the Commissioners Award of Excellence and an exceptional circumstance award, in the amount of \$300, for Crystal Sato, an employee with Lancaster Manor. Steinman, Workman and Hudkins voted aye. Motion carried.

4) **PUBLIC HEARINGS:**

- A. County Final Plat 98025, Timberline Estates, requested by J.D. Burt of Design Associates on behalf of Timberline Enterprises, Inc., for 12 lots on property generally located north and west of the corner of Southwest 56<sup>th</sup> Street and West Denton Road in Lancaster County, Nebraska.**

Hudkins opened the public hearing and asked if anyone wished to provide testimony in favor of the final plat.

J.D. Burt, Design Associates, appeared on behalf of Timberline Estates and stated that the plat before the County Board represented the second half of a two phase development consisting of five-acre residential lots on a total of 160 acres.

No one appeared in opposition or in a neutral position and the public hearing was closed.

**MOTION:** Steinman moved and Workman seconded to request the County Attorney's Office to prepare a resolution approving County Final Plat 98025, Timberline Estates. Workman, Hudkins and Steinman voted aye. Motion carried.

- B. County Change of Zone 196, requested by the Director of Planning at the request of the County Board, to amend Article 4.017 of the Lancaster County Zoning Resolution to maintain density after county road acquisition.**

Hudkins opened the public hearing and asked if anyone wished to testify in favor of County Change of Zone 196.

Mike DeKalb, Planning Department, gave a brief explanation of the change of zone stating that the County Zoning Resolution had been amended to include language regarding density after County road acquisition.

In response to a question asked by Steinman, DeKalb stated that the major impact was within the three-mile zoning jurisdiction. He added that a text amendment has been initiated in the City Zoning Code, Agricultural District to include the same language.

No one appeared in opposition or in a neutral position and the public hearing was closed.

**MOTION:** Steinman moved and Workman seconded to request the County Attorney's Office to prepare a resolution approving County Change of Zone 196. Steinman, Workman and Hudkins voted aye. Motion carried.

- C. County Change of Zone 197, requested by the Director of Planning, to add a chapter to the Lancaster County Zoning Resolution regarding provision for "Personal Wireless Facilities".**

Hudkins opened the public hearing and asked if anyone wished to testify in favor of County Change of Zone 197.

Jennifer Dam, Planning Department, stated that the proposed resolution sets a higher standard of review of the applications, it establishes priorities of locations and it creates a two tier process (a special permit process for new towers which are intrusive and an administrative permit process for antennas which will be unobtrusive).

In response to a question asked by Steinman regarding changes in the issue of priorities for the County, Dam cited areas of location preferences:

- \* Preferred location sites
- \* Limited preference location sites
- \* Sensitive location sites

Dam also noted that there are four types of properties prioritized within each location preference.

No one appeared in opposition or in a neutral position and the public hearing was closed.

**MOTION:** Steinman moved and Workman seconded to direct the County Attorney's Office to prepare a resolution approving County Change of Zone 197. Workman, Hudkins and Steinman voted aye. Motion carried.

**D. County Change of Zone 198, requested by the Director of Planning at the request of the County Surveyor and the Director of Building and Safety, to amend sections 11.007, 11.017, 13.001 and 18.003 of the Lancaster County Zoning Resolution to delete references to "mean sea level" and add references to "North American Vertical Datum (NAVD) 1988".**

Hudkins opened the public hearing and asked if anyone wished to testify in favor of the change of zone.

Nicole Fleck-Tooze, Planning Department, explained that the change of zone will delete four remaining references to "mean sea level" contained in the County Zoning Resolution. In January the County Board adopted revisions to the resolution requiring "North American Vertical Datum 1988" which make references to "mean sea level" no longer relevant in connection with elevations.

No one appeared in opposition or in a neutral position and the public hearing was closed.

**MOTION:** Workman moved and Steinman seconded to direct the County Attorney's Office to prepare a resolution approving County Change of Zone 198. Steinman, Workman and Hudkins voted aye. Motion carried.

5) **NEW BUSINESS:**

- A. A contract with Cheever Construction for the construction of the Lancaster County Juvenile Detention Facility, for a cost of \$9,252,800. Date of commencement is January 18, 2000 with a substantial completion date of October 9, 2001. (C-00-75)**

Dave Johnson, Deputy County Attorney, requested that the contract be held to allow for further revisions.

**MOTION:** Steinman moved and Workman seconded to hold the contract with Cheever Construction for the construction of the Lancaster County Juvenile Detention Facility, for a cost of \$9,252,800 to allow for completion of revisions. Workman, Steinman and Hudkins voted aye. Motion carried.

- B. Recommendation from the Purchasing Agent and the County Engineer to award a bid for labor and materials for crack sealing work on various County roadways to Sealcoat Services, Inc., in the amount of \$13,900. (B-00-07)**

**MOTION:** Steinman moved and Workman seconded approval. Steinman, Hudkins and Workman voted aye. Motion carried.

- C. A disbursement from the Lancaster County Leasing Corporation Renewal and Replacement Fund to Nebraska Furniture Mart, in the amount of \$2,004.75, for five refrigerators for medicine rooms at Lancaster Manor. (M-00-12)**

**MOTION:** Workman moved and Steinman seconded approval. Workman, Hudkins and Steinman voted aye. Motion carried.

- D. Lancaster County Board Committee Assignments for 2000. (M-00-13)**

Steinman stated she had made an error in previous discussions with Kerry Eagan, Chief Administrative Officer, and noted that the Behavioral Health Advisory Committee is a committee associated with Region V which she has agreed to serve on.

Eagan indicated that the committee could be added as a special assignment.

**MOTION:** Steinman moved and Workman seconded approval of the County Board Committee Assignments for 2000, with the addition of the Behavioral Health Advisory Committee under special assignments (Steinman will serve on the latter committee). Hudkins, Workman and Steinman voted aye. Motion carried.

- E. A request from Nicole Larsen, an employee at the Community Mental Health Center, to voluntarily participate in the Lancaster County retirement plan.**

**MOTION:** Workman moved and Steinman seconded approval. Steinman, Workman and Hudkins voted aye. Motion carried.

**F. A request from Toni McPhatter, an employee at the Attention Center for Youth, to participate in the Lancaster County retirement plan.**

**MOTION:** Workman moved and Steinman seconded approval. Hudkins, Steinman and Workman voted aye. Motion carried.

6) **CONSENT ITEMS:** These are items of business that are routine and which are expected to be adopted without dissent. Any individual item may be removed for special discussion and consideration by a Commissioner or by any member of the public without prior notice. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners. These items are approval of:

**A. Receive and Place on File:**

1. **Records & Information Management's Monthly Report for January, 2000**
2. **Register of Deeds Monthly Report for January, 2000**
3. **Lancaster County Cooperative Extension's Annual Report from October 1, 1998 through September 30, 1999**

**B. Setting of public hearings for Tuesday, February 29, 2000 at 1:30 p.m. in the County Commissioners Chambers, Room 112, on the first floor of the County-City Building regarding the following:**

1. **Issuance of Hospital Authority Number 1 of Lancaster County, Nebraska Revenue and Refunding Bonds, Series 2000 (Dialysis Center of Lincoln, Inc. Project), not to exceed \$1,000,000 and related resolution.**
2. **County Special Permit 174, Bentzinger Subdivision Community Unit Plan, requested by Lyle Loth of ESP on behalf of Arnold Bentzinger, consisting of eight dwelling units, on property located north and west of the corner of Southwest 14<sup>th</sup> Street and West Wittstruck Road in Lancaster County, Nebraska.**
3. **County Preliminary Plat 99025, Bentzinger Subdivision, requested by Lyle Loth of ESP on behalf of Arnold Bentzinger, consisting of eight lots, on property located north and west of the corner of Southwest 14<sup>th</sup> Street and West Wittstruck Road in Lancaster County, Nebraska.**

**C. Renewal of a maintenance agreement with Microfilm Imaging Systems for one Xidex Model Diazo roll film duplicator for the Records and Information Department, in the amount of \$1,055, beginning February 1, 2000 and ending January 21, 2001. (C-0074)**

**MOTION:** Workman moved and Steinman seconded approval of the Consent Items. Hudkins, Workman and Steinman voted aye. Motion carried.

7) **EXECUTIVE SESSION - LABOR NEGOTIATIONS:**

**MOTION:** At 2:10 p.m. Steinman moved and Workman seconded to enter into Executive Session for the purpose of discussing labor negotiations. Steinman, Hudkins and Workman voted aye. Motion carried.

**MOTION:** At 2:25 p.m. Workman moved and Steinman seconded to exit Executive Session. Steinman, Workman and Hudkins voted aye. Motion carried.

8) **ADJOURNMENT:**

**MOTION:** Steinman moved and Workman seconded adjournment of the Board of Commissioners meeting. Workman, Hudkins and Steinman voted aye. Motion carried.

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Bruce Medcalf  
County Clerk